

STATE OF ALABAMA )

SHELBY COUNTY )

**GENERAL WARRANTY DEED**  
(Corporation)

KNOW ALL MEN BY THESE PRESENTS that, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **Shelby County Health Care Authority d/b/a Shelby Medical Center**, a public corporation organized under the laws of the State of Alabama (hereinafter referred to as the "Grantee") to **Calera Family Health P.C.**, an Alabama professional corporation (hereinafter referred to as the "Grantor"), receipt whereof is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 3, 4, 5, and 6, in Block 199, according to J.H. Dunstan's Map of Town of Calera, Alabama. Otherwise described as Block 199, according to the Map of Calera Townsite Company made by W. R. Coleman, Civil Engineer. Situated in Shelby County, Alabama.

Together with the following described alley being vacated by Instrument No. 4415, dated April 4, 1992:

Commence at the Northeast corner of Block 199 of the Dunstan's Map of Calera and run West along the North line of Block 199 a distance of 190.0 feet to the point of beginning; thence continue twenty feet along said North line; thence run South parallel to the East line of Block 199 a distance of 300.0 feet to the South line of Block 199; thence run East along said South line a distance of twenty feet; thence run North parallel to the East line of Block 199 a distance of 300.0 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, and the Grantee's heirs and assigns, forever.

It is expressly understood and agreed that this deed is made subject to the following:

1. Taxes due and payable October 1, 1993 and in subsequent years.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And the Grantor does for itself and for its successors and assigns covenant with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed by its officer(s) thereunto duly authorized on the 5<sup>th</sup> day of March, 1993.

CALERA FAMILY HEALTH P. C.

ATTEST:

Mahmud J. Turan  
Its Secretary

By: Shirley Z. Brown  
Its Pres

Inst # 1993-06303

[AFFIX CORPORATE SEAL]

106410 MORROR

03/05/1993-06303  
01:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCB 10.00


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STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that GARY HOWARD MD, whose name as PRESIDENT of CALEA FAMILY HEALTH PC, an ALABAMA corporation, is signed to the foregoing general warranty deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said general warranty deed, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5<sup>th</sup> day of March, 1993.

  
Notary Public

[AFFIX SEAL]

My commission expires: 5-31-96

This instrument prepared by:

Randall H. Morrow  
MAYNARD, COOPER & GALE, P.C.  
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2400 AmSouth/Harbert Plaza  
Birmingham, Alabama 35203-2602  
(205) 254-1000